BILL NO. Z-69-02- 2-5

ZONING MAP ORDINANCE NO. Z- Lost.

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. H H 16

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated an Mobile Home Park under the terms of Chapter 36,

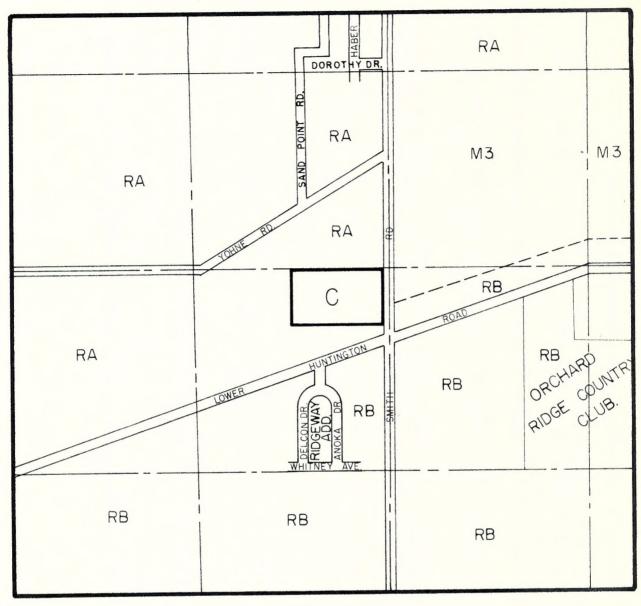
Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836; and the symbol on the City of Fort Wayne Zoning Map No. HH-16 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

Beginning at the Northeast corner of Section 31, Township 30 North, Range 12 East in Allen County, Indiana; thence West along the North line of Section 31 a distance of 1320.4 feet; thence South along the West line of the East half of the Northeast one quarter of Section 31 a distance of 600 feet to a point; thence East parallel with the North line of Section 31 a distance of 1320.4 feet to the centerline of the Smith Road which is also the East line of the said Section 31; thence North along the East line of Section 31 a distance of 600 feet to the point of beginning subject to Smith Road.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.

FORM

TY ATTORNEY



C-CHANGE FROM RA TO M-H

Z-69-02-25

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on February 25, 1969, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-69-02-25; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on March 17, 1969;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the city, and the amendment will be detrimental to and conflicts with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 24, 1969.

Certified and signed this 25th day of March 1969.

Mary Ann Haynie

Secretary

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PETITION TO REZONE

The undersigned, being the owners of more than fifty-one percent (51%) of the real estate hereinafter described, do hereby respectfully petition the Common Council of the City of Fort Wayne, Indiana, to enact an ordinance to reclassify from a R-A district to an M-H district, the real estate described as follows, to-wit:

Beginning at the Northeast corner of Section 31, Township 30 North, Range 12 East in Allen County, Indiana; thence West along the North line of Section 31 a distance of 1320.4 feet; thence South along the West line of the East half of the Northeast one quarter of Section 31 a distance of 600 feet to a point; thence East parallel with the North line of Section 31 a distance of 1320.4 feet to the centerline of the Smith Road which is also the East line of the said Section 31; thence North along the East line of Section 31 a distance of 600 feet to the point of beginning subject to Smith Road.

The herein described real estate is shown on Page H-H-16 of the Zoning Books of the City of Fort Wayne, Indiana.

Dated: December 31, 1968.

(Fred L. Young)

Pauline L/Young)

LIVINGSTON, DILDINE, HAYNIE & YODER

(William P. Fagan)

Attorneys for Petitioners

March 10, 1969

To: Members of the City Plan Commission

Re: Proposed Bill #269-02-25 which is requesting permission for a Mobile Home Court to be constructed at the Northwest Corner of Smith Road and Lower Huntington Road

The Residents of Ridgeway Addition are again asking that you refrain from changing the zoning ordinance from RA to MA--Mobile Homes in the area surrounding the Smith and Lower Huntington Roads.

We have supported the fight to prevent the dump from being established on the MacBeth Road. We have tried to keep the gravel pits from moving closer to our general area. We, as a unit, have in the past striven to establish and maintain our properties.

This past summer we spent \$2,480.54 to put in additional culverts, and chip and seal our addition road in the hope that our area will remain a better place to raise our families.

Bushman Tile which serves our area drainage is severely overtaxed now. Our addition and surrounding area are constantly fighting flooding problems and certainly this trailer court would add greatly to our existing problems.

Please re-examine the situation and vote to keep the above location residential on March 17, 1969.

Thank you.

Respectfully submitted,

Residents of Ridgeway Addition Ned Slater, President To: Members of the City Plan Commission

Re: Proposed Bill #269-02-25 which is requesting permission for a Mobile Home Court to be constructed at the Northwest Corner of Smith Road and Lower Huntington Road

The residents of Lower Huntington Road, Smith Road, and Kruge Drive in the immediate vicinity of Smith and Lower Huntington Roads, the site of the proposed Mobile Home Court, most urgently request that you refrain from a DO PASS decision.

Our area is still a beautifully scenic, rural and suburban neighborhood. We are vitally interested in maintaining and further extending the spacious, pastoral qualities of this countryside.

The erection of a Mobile Home Court would, in effect, be setting a small city in the midst of our community.

The consequences of such a "small city" would be many:

- (1) Further crowding our already heavily traveled roads.
- (2) Severely taxing the burden on Bushman Tile which is already over-loaded, causing numerous drainage problems in the immediate area of the proposed mobile home court.
- (3) Creating a need for commercial services such as filling stations, grocery stores, drug stores, laundromats, etc. to accommodate senior citizens living in this M.H.C. who might be unable to get into town for such conveniences. This would be completely out of character with our rural and residential atmosphere.
- (4) Endangering the safety of the nearly 100 school children living in close proximity to the traffic from the proposed M.H.C.
- (5) The lack of full-grown trees, shrubs, ground cover and other windbreak would expose for years all these trailers to passing traffic on Smith and Lower Huntington Roads and greatly detract from the beauty and quality of the community and this scenic access to the city of Fort Wayne.

Thank you for your kind attention. Please vote to maintain our residential area.

Respectfully submitted,

Residents of Lower Huntington Road, Smith Road, and Kruge Drive Nicholas C. Werling, Spokesman

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| Bill No. <u>Z-69-02-25</u> | • |
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| REPORT OF THE COMM | ITTEE ON REGULATIONS |
| We, your Committee on Regulations | to whom was referred an Ordinance |
| amending the City of Fort Wayne Zoning Map | No. H H 16, |
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| PHIL A. STEIGERWALD | Antallyeurs |

CONCURRED IN

DATE 4-8- 69 FUAD G. BONAHOOM, CITY CLERK

| Read the first time in full and on motion by Rousseau seconded by |
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| and duly adopted, read the second time by title and referred |
| to the (Committee on) Regulations (and to the City Plan |
| Commission for recommendation) (and Public Hearing to be held after due legal notice, |
| at the Council Chambers, City Hall, Fort Wayne, Indiana, on |
| the day of our description of the control of the co |
| P.M., E.S.T. |
| Date: 2-25-69 Fuad & Bonahoom City Clerk |
| Read the third time in full and on motion by |
| seconded by and duly adopted, placed on its passage. |
| Passed (LOST) by the following vote: |
| AYES, NAYS, ABSTAINED, ABSENT to-wit: |
| Adams Dunifon Fay Geake Nuckols Robinson Rousseau Steigerwald Tipton Date Date Date The As-19 T |
| Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map)(General)(Annexation)(Special)(Appropriation) Ordinance (Resolution) No.Z- |
| on the, 196 |
| ATTEST: (SEAL) |
| City Clerk Presiding Officer |
| Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the day |
| of, 196 at the hour of o'clockM.,E.S.T. |
| City Clerk |
| Approved and signed by me this day of, 196 |
| at the hour of o'clockM.,E.S.T. |
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